



**TENTATIVE AGENDA
JULY 9, 2025 6:00 P.M.
ARCHITECTURAL REVIEW BOARD**

- I. MEETING CALLED TO ORDER
- II. ROLL CALL
- III. APPROVAL OF MINUTES: May 14, 2025
- IV. REVIEW OF PLANS FOR ATTACHED COVERED PORCH ADDITION AND DETACHED CARPORT AND STORAGE SHED, PATRICK HOLLERAN, 112 ELM AVE.
- V. REVIEW OF PLANS FOR A REAR ADDITION, KAREN LYNCH, 5 BERRY WOOD DRIVE
- VI. REVIEW OF PLANS FOR BASEMENT AND FIRST FLOOR ADDITION, CARRIE DURST, 774 BROWNELL AVE.
- VII. MISCELLANEOUS
- VIII. ADJOURNMENT

Gabrielle Macaluso
Community Engagement Officer

POSTED: 10:00 a.m. on 6/25/25



MINUTES
ARCHITECTURAL REVIEW BOARD MEETING
MAY 14, 2025 – 6:01 p.m.

CALL TO ORDER

A meeting of the Architectural Review Board (ARB) of the City of Glendale was held on Wednesday, May 14, 2025. Mr. Voorhees presided and called the meeting to order at 6:01 p.m. in place of Chairman Fernhoff who was absent.

ROLL CALL

Members Present

Members Absent

Laura Switzer
Mike Moran
Reed Voorhees
John Emert
Brad Weitekamp

Chairman Fernhoff
John Falk

Also present were Frank Johnson, City Administrator; Gabby Macaluso, Deputy City Clerk; Allie Sievers, City Attorney.

APPROVAL OF MINUTES

Mr. Moran moved to approve the minutes from the April 9, 2025 meeting. The motion was seconded by Ms. Switzer and unanimously carried.

REVIEW OF PLANS FOR ONE-STORY POOL HOUSE ADDITION – Craig and Aimee Billingsley, 18 Berry Road Park

Mr. Reed introduced the project at 18 Berry Road Park and invited the applicant to present the project.

Tim Dangos, the project’s contractor with Dangos Builders Group, presented the plans, which entail the construction of a detached one-story wood framed pool house in the rear yard of the existing home.

Mr. Dangos noted that there will be a drain line that will terminate into a drywell in the rear of the yard with a pop-up emitter.

Mr. Johnson noted that the City received an email from Don and Jane Doherty of 20 Berry Road Park expressing their concern regarding the draining of the proposed new hot tub.

Mr. Dangos explained that the Billingsleys have two options for draining their hot tub. They can drain back into the pool or they can drain down the driveway past the front of their house where it goes into a MSD sewer about 80 feet away. He noted that this water does go past the Doherty property.

Mr. Moran advised that the pop-up be located as far into the interior of the yard (i.e. distanced from the property boundaries) as it makes sense. Mr. Dangos stated that he would do that.

Mr. Voorhees clarified with Mr. Dangos that the hot tub will sit on a concrete pad, and that the pad has been calculated into the yard plan and impervious surfaces calculation.

Mr. Weitekamp noted that the caliper inches would not need to be replaced related to the two dead trees being removed because there are so many trees on the site.

Mr. Weitekamp requested that a label be added to page A0.0 for a tree protection fence to prevent damage to the trees' roots from construction traffic.

Mr. Voorhees asked about the wooden privacy fence and the metal fence noted on the site plan. Mr. Dangos clarified that the wooden fence is located behind the pool and belongs to the neighbor. He also noted that the metal fence is being moved back away from the pool, but the plan is to reuse it.

The ARB members confirmed with Mr. Dangos that the material cladding the exterior of the pool house will match the house's materials and colors.

Mr. Moran asked Mr. Dangos if the pool house will feature a swinging door or sliding door with a breakaway panel feature for egress. Mr. Dangos confirmed that breakaway-style sliding doors would be installed.

Mr. Voorhees asked for public comment, but there was none.

Mr. Moran moved to approve the applicant's project design for 18 Berry Road Park subject to the following conditions:

1. Move the pop-up emitter as far as practical from the property line on the east.
2. Add a graphic to page A0.0 showing tree protection fence to keep construction traffic out of root zone.

The motion was seconded by Mr. Emert. The motion passed with a vote of 5 "Aye", 0 "Nay," and 2 Absent. The votes was as follows:

Chairman Fernhoff	Absent
Reed Vorhees	"Aye"
John Falk	Absent
Brad Weitekamp	"Aye"
Jon Emert	"Aye"
Laura Switzer	"Aye"
Mike Moran	"Aye"

**REVIEW OF PLANS FOR
ONE-STORY HOME
ADDITION** – Justin and Tara
Wilkinson, 406 Venneman Ave.

Mr. Reed introduced the project at 406 Venneman Ave. and invited the applicant to present the project.

Ms. Wilkinson, the owner of 406 Venneman Ave. and a civil engineer, presented the plans, which entail the construction of a 404 square-foot, one-story addition to the existing home to include a new bedroom and bathroom, and relocation of the existing half bathroom.

ARB members discussed with Ms. Wilkinson the drainage of water runoff from the small, low roof section between the existing house and the addition. They requested that Ms. Wilkinson add a roof plan to the drawings and add downspouts to the building elevations of the mudroom section. Overall, the ARB requested clarification on the water drainage in the north swale.

Mr. Weitekamp and Mr. Johnson explained to Ms. Wilkinson that MSD has a grant program to assist homeowners with rain garden projects, and suggested that she apply if she's interested in offsetting some of those costs.

Mr. Weitekamp requested that Ms. Wilkinson note on the site plan where the replacement tree will be located.

Mr. Moran noted that the architectural design is good and matches the rest of the home. ARB members agreed that because the section of the exposed foundation wall over four feet tall is located on the back of the home, it could be painted to match the exterior wall color.

Mr. Voorhees asked for public comment, but there was none.

Mr. Moran moved to approve the applicant's project design for 406 Venneman Ave. subject to the following conditions:

1. Add a roof plan to the drawings indicating gutter and downspout locations.
2. Add downspouts to the building elevations of the mudroom section.
3. Note where the replacement tree will be located on the site.
4. Clarify the drainage in the north swale adjacent to the addition.

The motion was seconded by Mr. Emert. The motion passed with a vote of 5 "Aye", 0 "Nay," and 2 Absent. The votes was as follows:

Chairman Fernhoff	Absent
Reed Vorhees	"Aye"
John Falk	Absent
Brad Weitekamp	"Aye"

Jon Emert "Aye"
Laura Switzer "Aye"
Mike Moran "Aye"

DISCUSSION – ARB Guidelines and Definitions

Mr. Johnson asked for clarification from the ARB on a few matters regarding the implementation of the ARB guidelines and definitions.

Size of Additions for Review – Section 535.050 of the code stipulates that additions are excluded from ARB review if they are less than 750 square feet or 20 percent of the area of the primary structure.

Mr. Johnson explained that he's been interpreting "area of the primary structure" to mean the footprint of the building and asked if his interpretation was correct.

ARB members determined that "area of primary structure" should mean all the livable area of the structure, which would be the same area calculated in the floor area ratio (FAR).

Mr. Moran noted that he would be in favor of lowering the square footage threshold requiring an ARB review from 750 to 450 since this number represents a more reasonable ratio for the smaller homes in Glendale.

The other ARB members agreed that this new and lower threshold of 450 square feet, as well as the retention of the clause "or 20 percent of the area of the primary structure" should be recommended to the Board of Aldermen for their approval.

Submittal Requirements for Additions – Mr. Johnson explained that he's been receiving requests from applicants to waive requirements some submittals for additions. He understands that he has some discretion, but he asked for guidance on executing that discretion.

Mr. Weitekamp explained that if a tree is being removed, even in the rear of the home, the applicant needs to submit a site plan that shows the tree replacement plan and locations. He noted that while a full landscaping plan wouldn't be needed, a dedicated page in the application that's the same scale as the plans and notes locations for trees and plantings is needed.

Mr. Weitekamp noted that an arborist report doesn't count as a landscaping plan. In the case that there is no tree removal in the rear of the home, existing trees noted on a civil plan would suffice.

The ARB determined that if the public domain is impacted by something in the rear, a landscape plan would be needed.

Mr. Johnson asked if material samples are required. The ARB determined that samples would be required for new construction and for additions that have an exterior that is a significant departure from the existing structure.

The ARB advised that the applicant must provide justification as to why the material sample or document submittal is not included in the application.

Breezeways – Mr. Johnson asked for clarification on whether enclosed breezeways that connect garages to a residence be included in the FAR.

The ARB members determined that if the breezeway is enclosed, it ceases to be considered a breezeway and is counted toward the FAR.

Accessory Structures – Mr. Johnson and the ARB members discussed accessory structures and the lack of clear definition in the existing code. Currently, the code does not discern between fully enclosed accessory structures and open-air/non-enclosed accessory structures. Mr. Johnson explained that accessory structures are being addressed in the update of the City's zoning code.

ADJOURN

Mr. Moran motioned to adjourn the meeting. The motion was seconded by Ms. Switzer and unanimously carried to adjourn the meeting at 7:29 p.m.



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 6/20/25 DATE OF ARB MEETING 7/9/25 ESTIMATED COST \$45,000

PROJECT ADDRESS 112 ELM AVE GLENDALE, MO 63122

NAME OF PROPERTY OWNER PATRICK HOWERAN PHONE NUMBER 314-780-1204

CONTRACTOR (NAME) MIRANDA'S LANDSCAPING PHONE NUMBER 314-327-0079

CONTRACTOR ADDRESS 1909 KEOKUK ST. ST. LOUIS MO, 63118

ARCHITECT (NAME) BRUCE ZICKUHR PHONE NUMBER 314-616-2826

ARCHITECT ADDRESS 4565 MURPHY AVE. ST. LOUIS, MO 63110

DETAILED DESCRIPTION OF WORK BEING PROPOSED: (SEE COVER PAGE)

COVERED PORCH ADDITION AND NEW GARPORT WITH STORAGE SHED.

FLOOR AREA RATIO .16 (FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.)

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1,172 SF

TOTAL SQ. FT. OF LOT 7,250 SF WIDTH AND DEPTH OF LOT (FT.) 50' x 145'

HEIGHT OF STRUCTURE NUMBER OF STORIES 1 STORY

ESTIMATED COMMENCE DATE EST. COMPLETION DATE

Each application shall be accompanied with payment of a fee as follows:

Addition or Accessory Structure: \$150.00
New Home: \$200.00

(SEE REVERSE SIDE FOR APPLICATION CHECKLIST)

Applications **must** include 7 copies of all the following items (11x17 size paper is acceptable). Electronic PDF copies must also be submitted, either by email to permits@glendalemo.org or on a USB Flash Drive. Packets are due no later than 5:00 p.m. 20 days prior to the scheduled ARB meeting. Please check each item included. The complete ARB Guidelines [may be viewed on the City's website](#).

Applications for additions to existing homes must include the following content unless specific requirements are shown by the applicant to be not applicable to the proposed project and are modified or waived by the City Administrator.

1. **Existing Conditions Site Survey.** Show all site conditions, paved areas, trees and landscaping, and servicing utilities on the subject property. Note the first-floor elevation of existing buildings. 1" = 20" minimum scale.
2. **Site Demolition Plan.** This may be incorporated into the Existing Conditions Plan, if the drawing is presented legibly. 1" = 20" minimum scale.
3. **Proposed Site Plan -- Geometrics.** 1" = 10' minimum scale. Show all:
 - Site improvements, existing-to-remain and proposed. Include buildings, walls, retaining walls, patios, pavement, walks and ground-based equipment. Provide key setting out dimensions. Dimension proposed buildings and structures to the property line. Label materials for paving/walks.
 - Adjacent neighbor properties to each side and rear of the subject property. Include the full site for side adjoining parcels. Show rear adjoining parcels to the extent of building facades on the rear neighbor's lot. Adjoining property geometrics do not need to be surveyed and can be created using St. Louis County GIS data or online mapping tools.
 - Property boundaries, setbacks, easements, and right-of-way lines.
 - Proposed site servicing utility lines and physical utility items.
 - Existing and proposed trees
4. **Proposed Site Plan – Grading and Drainage.** May be presented as a separate plan or combined with above, provided that geometrics graphics are used as background. 1" = 10' minimum scale. Show all:
 - Existing and proposed contours with 1' contour interval.
 - Downspout locations serving roof areas of the proposed buildings. Show how downspout drainage flow is collected and piped/conveyed to discharge points. Include over-land drainage discharge patterns, drainage swales, detention basins, and flow direction. Coordinate with the architectural plans and elevations.
 - Drainage detention structures and their overflow discharge points. Show all piping into drainage detention structures.
 - Erosion control measures and tree protection barriers.
 - Drainage differential discharge calculations showing the engineered basis of pre- and post-development stormwater flow off of the site. No development shall result in an increase of stormwater discharge volume from the site.
5. **Architectural Floor Plan.** 1/4" = 1' minimum scale. Show all levels, including finished/unfinished basements and detached structures. Fully dimension and indicate functions for all rooms. Include a roof plan accurately showing geometry, slopes, gutters and downspouts and coordinate with Site Grading and Drainage Plan. Limit size reductions to not more than 50%.

6. **Pervious and Impervious Area Coverage Plan.** Illustrate all impervious improvements and diagram the impervious areas in comparison to pervious areas. Indicate types of site area coverage by shading and/or patterns with a legend of materials. Measure and show in a schedule areas of each type of coverage. Provide calculations of pervious and impervious areas and the ratio of impervious coverage.
7. **Landscape Plan.** 1/8" = 1' minimum scale. Use the Site Geometric Plan as background. The landscape planting plan should include:
- Current information from the site development plan, including existing/proposed grades and all buildings/structures.
 - Location of all lot lines, building setbacks, and easements as depicted on the site development plan.
 - Graphic legend depicting existing vegetation and proposed conditions.
 - Location of all improvements (walks, patios, driveways, retaining walls, etc.)
 - Location of all existing and proposed utilities and sewers.
 - Graphic depiction of all existing trees, including location, types and caliper inch.
 - Graphic depiction of the accurate drip line canopy showing the critical root zone.
 - Tabulation of all existing trees to be saved, removed or impacted.
 - Graphic depiction, plant schedule and planting details of all proposed trees, landscape plantings, shrubs, lawn areas, and groundcovers. Botanical and common names should be listed on plans.
 - Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.
8. **Arborist Report.** The arborist report should include Tree Protection Plan (TPP) with the following information:
- Project title or name, owner name, and firm name or individual who prepared the plan.
 - Scaled based plan using the site development plan depicting line of disturbance, existing/proposed grades, location of all improvements, existing/proposed utilities and sewers.
 - Graphic depiction of all existing trees to remain and to be removed including location, types and Diameter Breast Height (DBH) size of 6" or greater.
 - Graphic depiction of the accurate drip line canopy showing the extent of the Critical Root Zones and Structural Root Zones.
 - Graphic depiction of proposed Tree Protection Zones and tree protection fencing.
 - Identification of any areas of invasive plants recommended for removal.
 - Tree Report Summary with the common and scientific name of the tree and the DBH at 4.5' above grade; comments on the vitality, structure and form of the tree; tree number (to correspond with the TPP); assessment of value/significance and recommended action to be taken; and reason for proposing removal or trimming of the tree.
9. **FAR Illustration Plan.** 1/8" = 1' minimum scale. Present a diagrammatic illustration of the plan areas as measured in CAD-based takeoff or as calculated by dimensions. Note the measured or calculated area of each floor plan level, show the boundary of each measured area graphically, and indicate how each area is assessed for FAR. Account for all floor areas and classify (i.e. conditioned space, enclosed porches, attached or detached garage, two-story living space, etc.).
10. **Color Photos of Adjoining Properties.** Color photos of existing and neighboring properties. Include rear yard and neighboring rear yards.

- 11. **Aerial Photo Plan.** Submit an illustration compositing the proposed development with buildings shaded black and pavements shaded grey, superimposed to scale onto an aerial photo image showing the project Street in its entirety.
- 12. **Composite Street Elevation.** ¼" = 1' minimum scale. Provide a colored elevation of the street façade superimposed on a photographic montage showing the adjoining neighbors to each side of the property. The exhibit must accurately depict the proposed design and the first-floor level in relation to the neighboring houses.
- 13. **Building Elevations.** Minimum ¼" = 1' scale. Reduced size exhibits limited to not more than 50 percent. Provide building elevations of all principal facades and detached structures with building materials noted. Accurately show the line of grade, as defined in the ARB guidelines, and coordinate with the Grading Plan. Note basements as a Story Below Grade or a Building Story, and show the roof height on each elevation, as defined in the ARB guidelines.
- 14. **Colored Illustration.** Provide a 3-dimensional rendering or a colored building elevation of the principal street façade. For additions, illustrate the most prominent façade whether side or rear.
- 15. **Materials and Samples.** Applicants are required to bring physical samples of the building materials to the ARB meeting.

Patrick Holleran

SIGNATURE OF APPLICANT

6.20.2025

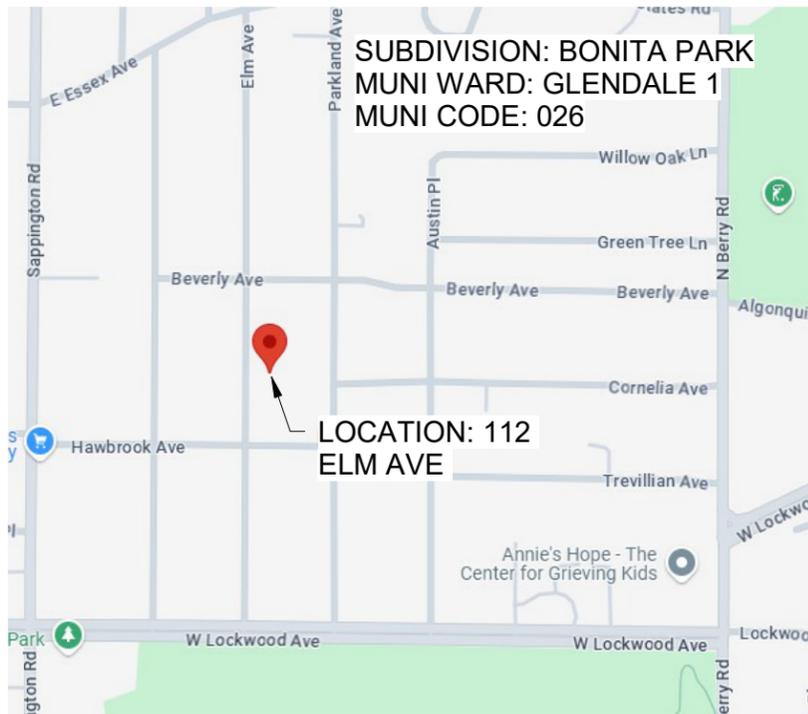
DATE

SHEET INDEX	
Sheet Number	Sheet Name
A 1.0	DEMO/PROPOSED SITE PLAN
A 1.1	PERMIT SET - ATTACHED PATIO COVER
A 1.2	PERMIT SET - DETACHED CARPORT
A 1.3	PERMIT SET - UTILITY SHED
C100	SURVEY

BACKYARD PROPOSAL PERMIT SET

112 ELM AVE, ST. LOUIS, MO 63122

The following sheets contain the permit plans for the backyard proposal at 112 Elm Ave. (Refer to the sheet index for project location). The project includes the demolition of the existing shed and sidewalk, the addition of an attached patio cover with a new metal roof extending over the existing patio, the implementation of a new landscape design including a putting green, and the construction of a freestanding carport and utility shed.



1 VICINITY MAP
SCALE: NTS

HDA

BACKYARD PROPOSAL
PERMIT SET
112 ELM AVE, ST. LOUIS, MO 63122

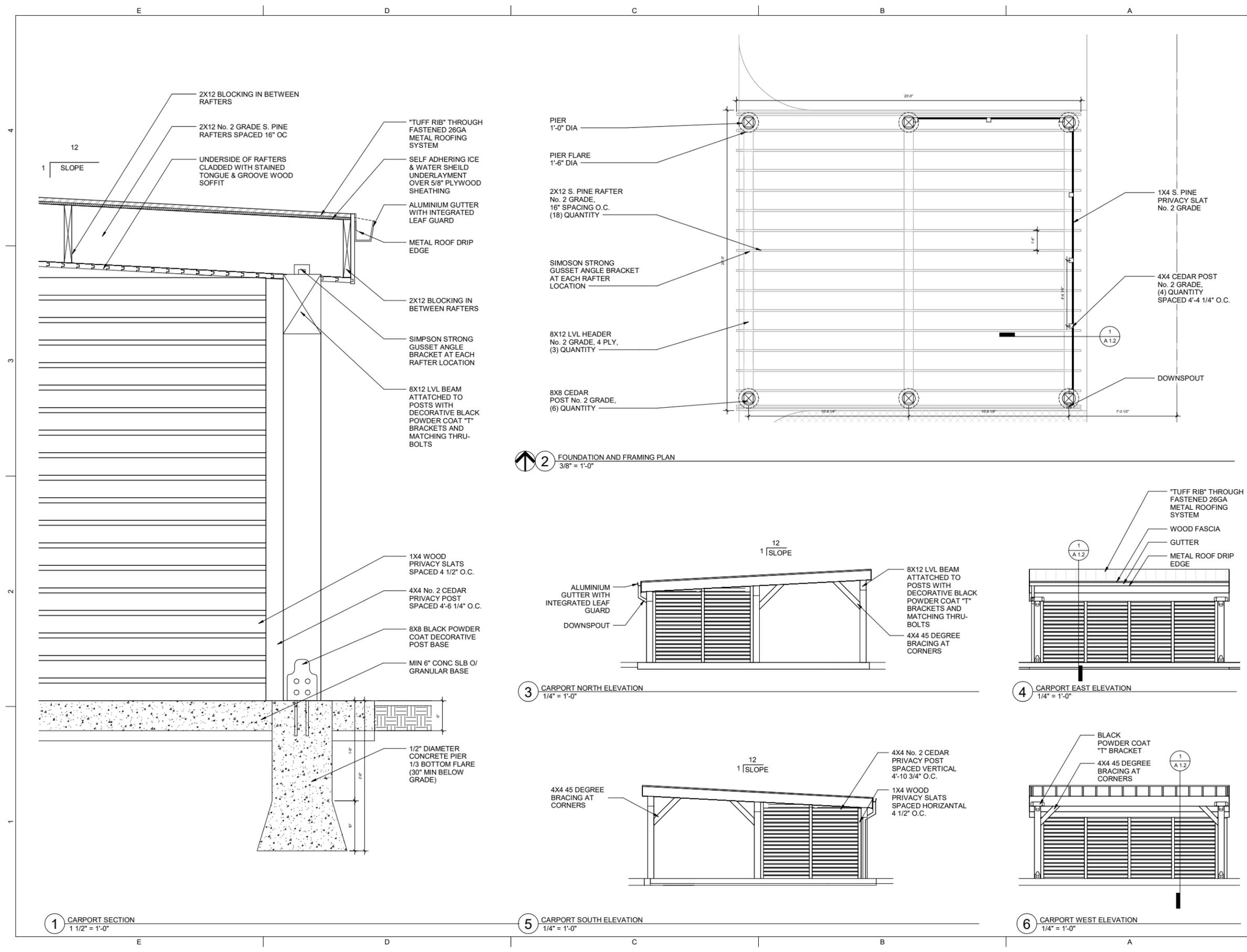
#	DATE	DESCRIPTION

PROFESSIONAL RECORD

Project Number: **XX.XXX**
Date: **JUNE 20, 2025**
Status: **SUBMITTAL**

PERMIT SET - DETACHED CARPORT

A 1.2





4565 McRee Avenue, Suite 100
St. Louis, MO 63110
(314) 726-2500

**BACKYARD PROPOSAL
PERMIT SET**
112 ELM AVE, ST. LOUIS, MO 63122

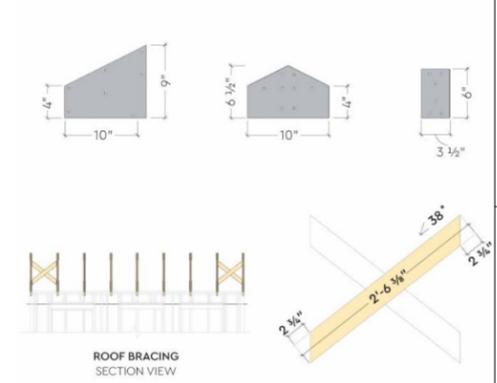
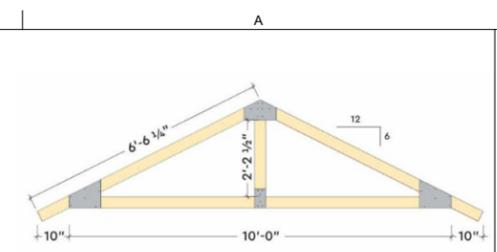
#	DATE	DESCRIPTION

PROFESSIONAL RECORD

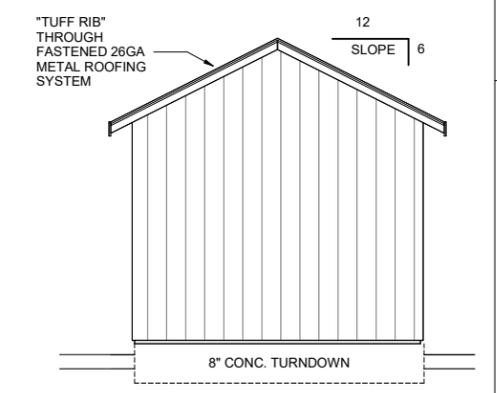
Project Number: **XX.XXX**
Date: **JUNE 20, 2025**
Status: **SUBMITTAL**

PERMIT SET - UTILITY SHED

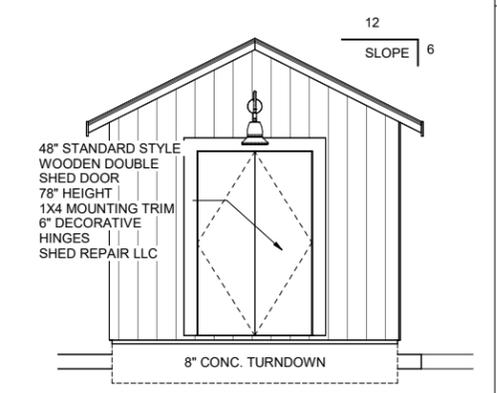
A 1.3



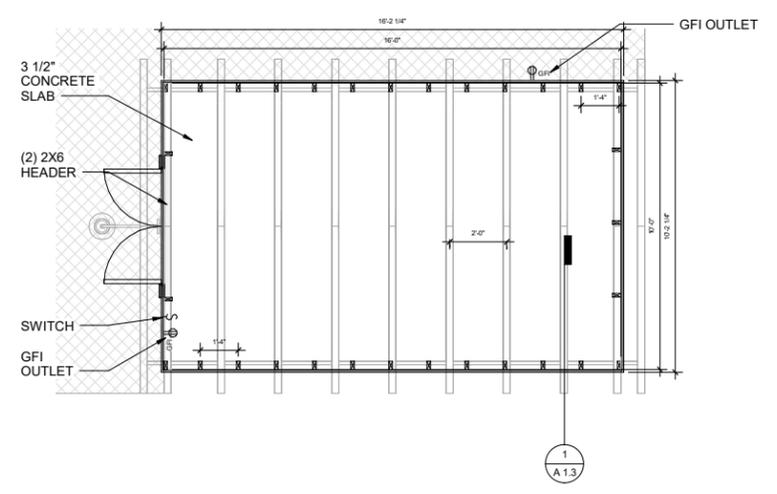
3 TRUSS DESIGN
NOT TO SCALE



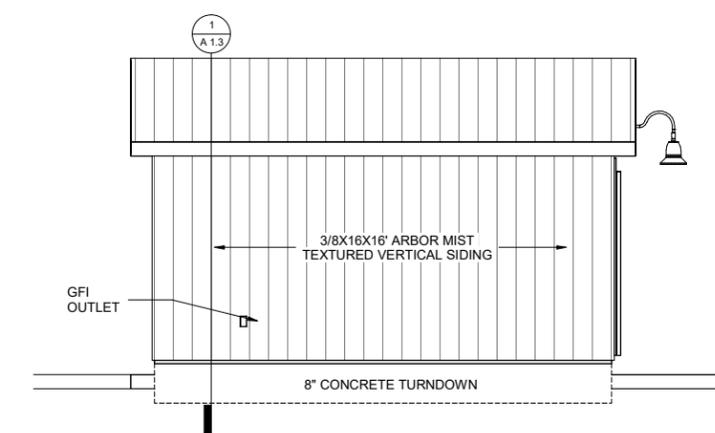
5 SHED EAST ELEVATION
3/8" = 1'-0"



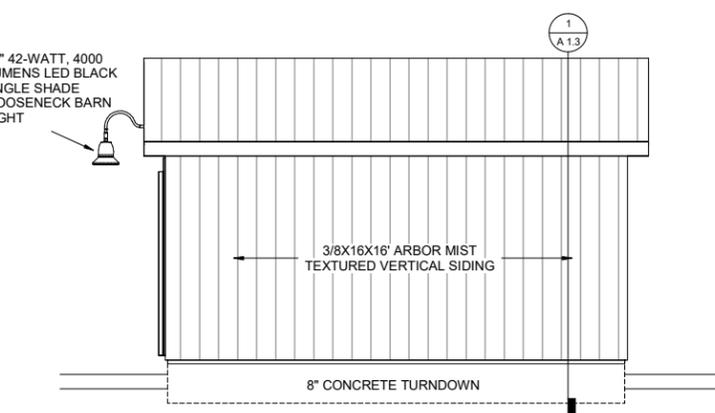
7 SHED WEST ELEVATION
3/8" = 1'-0"



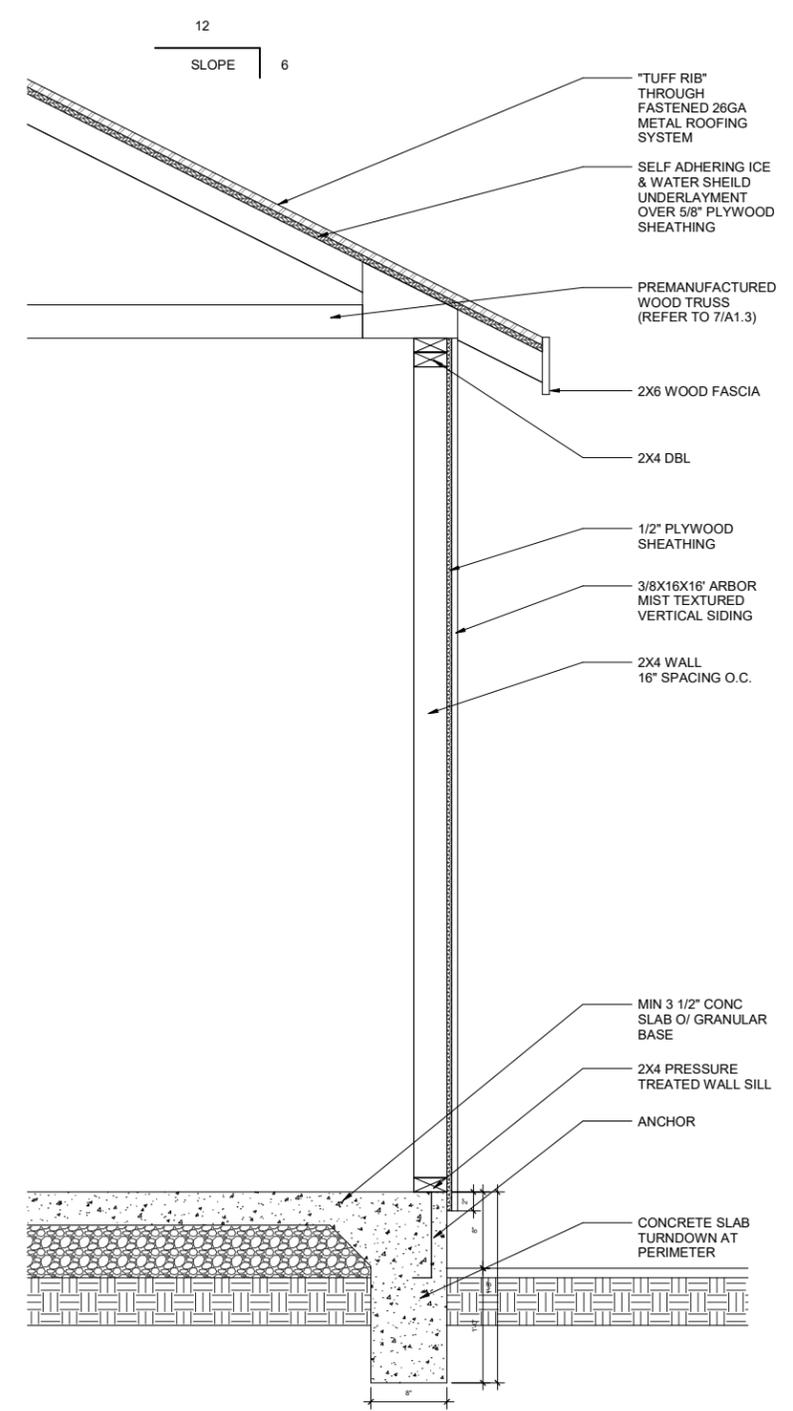
2 FOUNDATION AND FRAMING PLAN
3/8" = 1'-0"



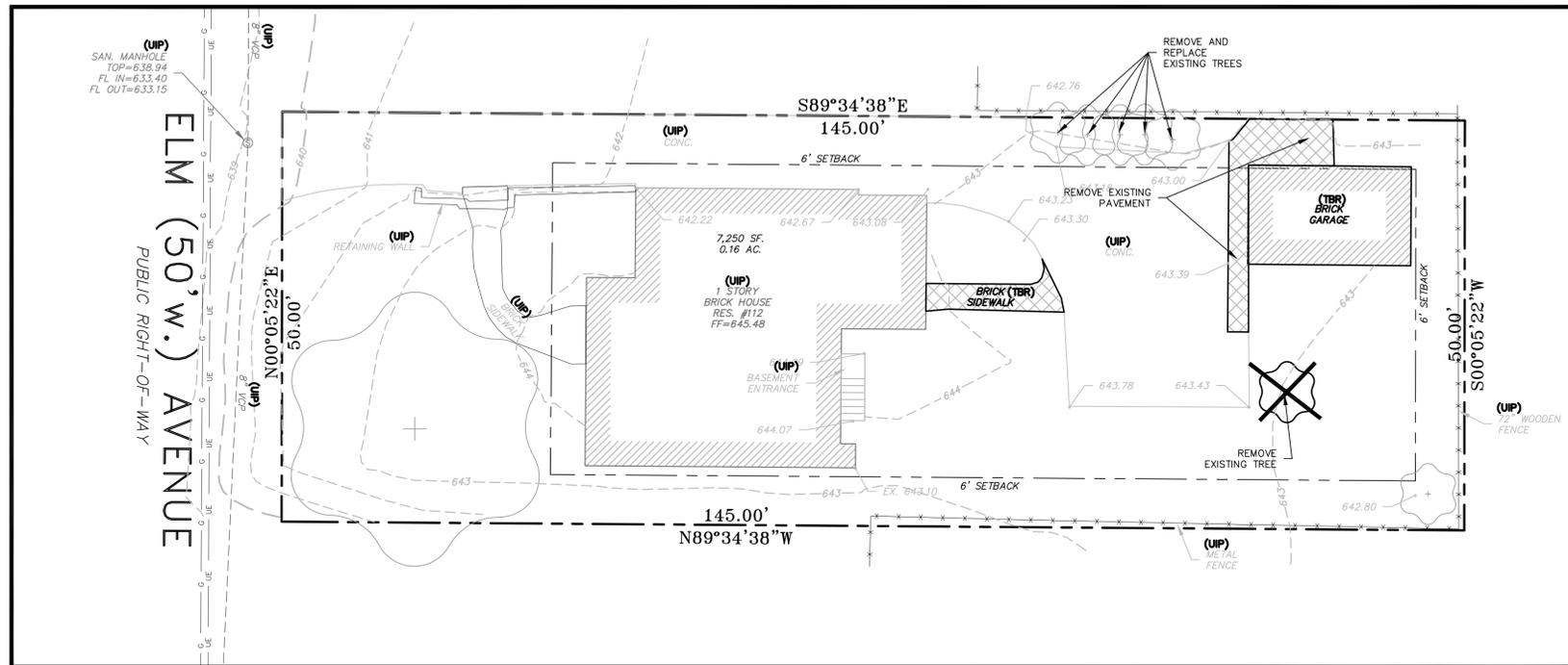
4 SHED NORTH ELEVATION
3/8" = 1'-0"



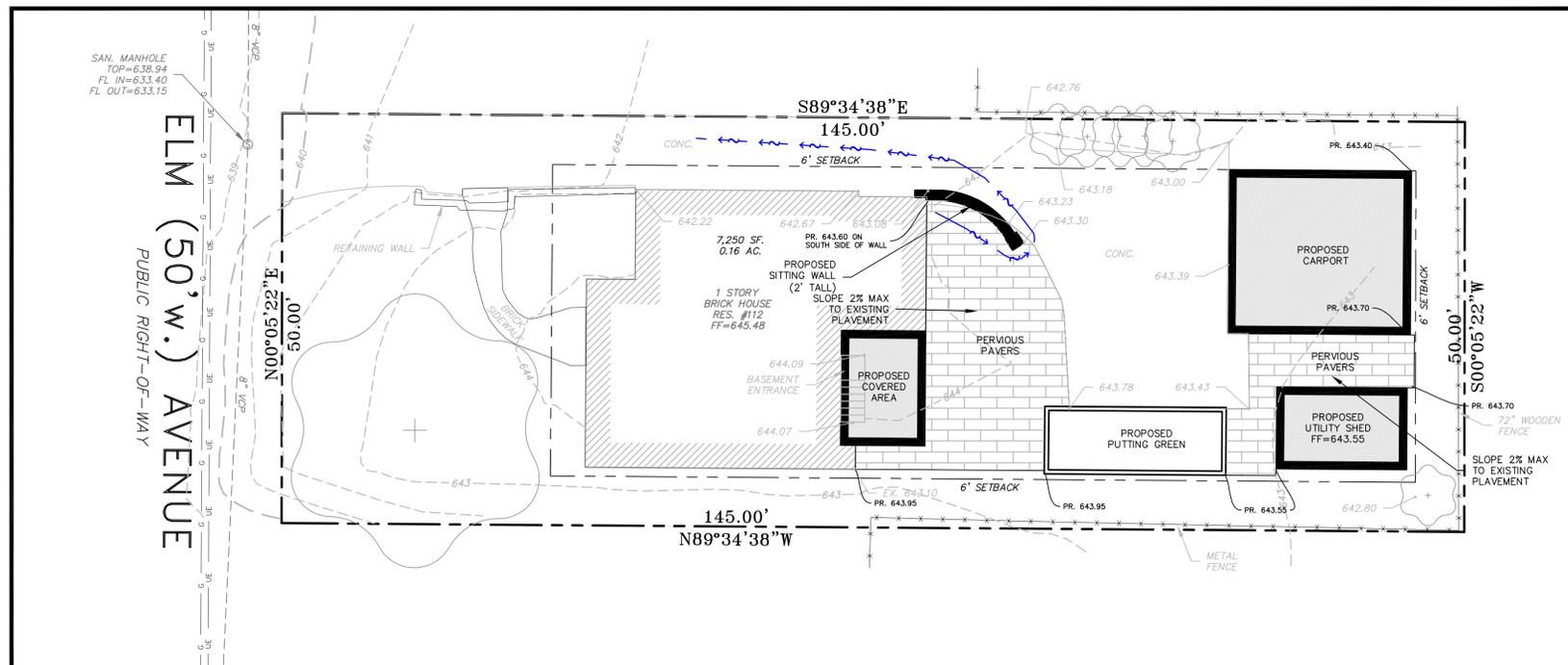
6 SHED SOUTH ELEVATION
3/8" = 1'-0"



1 UTILITY SHED SECTION
1 1/2" = 1'-0"



EXISTING/DEMOLITION PLAN



PROPOSED SITE PLAN

COVERAGE CALCULATIONS				
Description	Proposed (s.f.)	Percentage	Existing (s.f.)	Percentage
Existing Building	1,172		1,172	
Demo'd Building	0		241	
Proposed Building	753		0	
Building Total	1,925	26.6%	1,413	19.5%
Existing Pavement	1,584		1,584	
Demo'd Pavement	0		119	
Proposed Pavement	0		0	
Proposed Pervious Pavement	698		0	
Pavement Total	2,282	31.5%	1,703	23.5%
Existing Sidewalk	114		114	
Demo'd Sidewalk	0		56	
Proposed Sidewalk	0		0	
Sidewalk Total	114	1.6%	170	2.3%
Impervious Total	3,623	50.0%	3,286	45.3%
Pervious Pavers Total	698	9.6%	0	0.0%
Greenspace	2,929	40.4%	3,964	54.7%
Overall Area	7,250	100.0%	7,250	100.0%

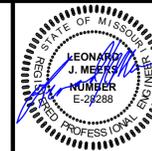
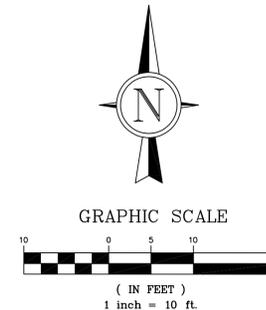
DIFFERENTIAL CALCS(ENTIRE SITE)							
PROPOSED	ACRES	PI FACTOR	Q (CFS)	EXISTING	ACRES	PI FACTOR	Q (CFS)
Roof	0.04		4.20	0.19	0.03		4.20
Roof (disconnected)	0.00		3.54	0.00	0.00		3.54
Pavement	0.04		3.54	0.14	0.04		3.54
Pervious Pavement	0.02		1.70	0.03	0.00		1.70
Grass	0.07		1.70	0.11	0.09		1.70
Total Q (cfs)				0.47			0.44
total Area	0.17				0.17		
Impervious Area	0.08	CN=98			0.08	CN=98	
Pervious Area	0.08	CN=80			0.09	CN=80	
Differential Runoff			89	0.02			88

Note: Runoff Reduction is Not Accounted For In CN Calc

PERTINENT DATA

PROPERTY OWNER: HOLLERN PATRICK ET AL J/T
 112 ELM AVENUE
 ST. LOUIS, MO 63122

ZONING: R1-SINGLE FAMILY
 PROP ZONING: R1-SINGLE FAMILY
 LOC. NO.: 23L130820
 SITE AREA: 0.16 AC (7,250 SQ. FT.)
 PROP. USE: RESIDENTIAL
 WATER SHED: RIVER DES PERES
 WATER DISTRICT: MISSOURI AMERICAN
 FIRE DISTRICT: GLENDALE
 SCHOOL DISTRICT: KIRKWOOD
 SEWER DISTRICT: MSD
 FLOOR AREA RATIO (FAR): 0.27



GRIMES CONSULTING, INC.
 12300 OLD TESSON RD.
 SUITE 300D
 ST. LOUIS, MO 63128
 PH: (314) 849-6100
 FAX: (314) 849-6010
 www.grimesconsulting.com
 PE COA# E-1470-D
 PLS COA# LS-343-D

REV. NO.	DATE	REMARKS

IMPROVEMENT PLAN FOR
211 ELM AVE.
 ST. LOUIS, MO 63122

SHEET TITLE
SITE PLAN

JOB NUMBER: **100**
 DRAWN BY: **JRB**
 DATE: **06/17/25**
 CHECKED BY: **JLW**
 DATE: **06/17/25**
 SHEET:

C1.0

J:\100\112 Elm Ave. Webster, Grimes MO\112 Elm Ave. Webste.dwg(2025.6.16 AM) James Webster

PREPARED FOR:
HDA
 CONTACT: PAT HOLLERAN
 4565 McREE AVE, SUITE 100
 ST. LOUIS, MO 63110
 PH: (314) 780-1204

M.S.D. BASE MAP 23L
 LOC. NO. 23L130820
 ZIP CODE 63122



424 N. Sappington Road Glendale, Missouri 63122 (314) 965-3600 fax (314) 965-4772

APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 06.20.2015 DATE OF ARB MEETING ESTIMATED COST TBD

PROJECT ADDRESS 5 BERRY WOOD DR. GLENDALE, MO 63122

NAME OF PROPERTY OWNER KAREN LYNCH PHONE NUMBER 314.753.0968

CONTRACTOR (NAME) TBD PHONE NUMBER

CONTRACTOR ADDRESS

ARCHITECT (NAME) TRACY COLLINS, FORMWORK ARCHITECTURE PHONE NUMBER 314.724.7624

ARCHITECT ADDRESS 862 GREELEY AVE. WEBSTER GROVES, MO 63119

DETAILED DESCRIPTION OF WORK BEING PROPOSED: REAR ADDITION

FLOOR AREA RATIO 18.2 (FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 468

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1,336

TOTAL SQ. FT. OF LOT 9,859 WIDTH AND DEPTH OF LOT (FT.) 77.6' x 129' (IRREGULAR)

HEIGHT OF STRUCTURE 18'5" NUMBER OF STORIES 1

ESTIMATED COMMENCE DATE TBD EST. COMPLETION DATE TBD

Each application shall be accompanied with payment of a fee as follows:

- Addition or Accessory Structure: \$150.00
New Home: \$200.00

(SEE REVERSE SIDE FOR APPLICATION CHECKLIST)

Applications **must** include 7 copies of all the following items (11x17 size paper is acceptable). Electronic PDF copies must also be submitted, either by email to permits@glendalemo.org or on a USB Flash Drive. Packets are due no later than 5:00 p.m. 20 days prior to the scheduled ARB meeting. Please check each item included. The complete ARB Guidelines may be viewed on the City's website.

Applications for additions to existing homes must include the following content unless specific requirements are shown by the applicant to be not applicable to the proposed project and are modified or waived by the City Administrator.

1. **Existing Conditions Site Survey.** Show all site conditions, paved areas, trees and landscaping, and servicing utilities on the subject property. Note the first-floor elevation of existing buildings. 1" = 20" minimum scale.
2. **Site Demolition Plan.** This may be incorporated into the Existing Conditions Plan, if the drawing is presented legibly. 1" = 20" minimum scale.
3. **Proposed Site Plan -- Geometrics.** 1" = 10' minimum scale. Show all:
 - Site improvements, existing-to-remain and proposed. Include buildings, walls, retaining walls, patios, pavement, walks and ground-based equipment. Provide key setting out dimensions. Dimension proposed buildings and structures to the property line. Label materials for paving/walks.
 - Adjacent neighbor properties to each side and rear of the subject property. Include the full site for side adjoining parcels. Show rear adjoining parcels to the extent of building facades on the rear neighbor's lot. Adjoining property geometrics do not need to be surveyed and can be created using St. Louis County GIS data or online mapping tools.
 - Property boundaries, setbacks, easements, and right-of-way lines.
 - Proposed site servicing utility lines and physical utility items.
 - Existing and proposed trees
4. **Proposed Site Plan – Grading and Drainage.** May be presented as a separate plan or combined with above, provided that geometrics graphics are used as background. 1" = 10' minimum scale. Show all:
 - Existing and proposed contours with 1' contour interval.
 - Downspout locations serving roof areas of the proposed buildings. Show how downspout drainage flow is collected and piped/conveyed to discharge points. Include over-land drainage discharge patterns, drainage swales, detention basins, and flow direction. Coordinate with the architectural plans and elevations.
 - Drainage detention structures and their overflow discharge points. Show all piping into drainage detention structures.
 - Erosion control measures and tree protection barriers.
 - Drainage differential discharge calculations showing the engineered basis of pre- and post-development stormwater flow off of the site. No development shall result in an increase of stormwater discharge volume from the site.
5. **Architectural Floor Plan.** 1/4" = 1' minimum scale. Show all levels, including finished/unfinished basements and detached structures. Fully dimension and indicate functions for all rooms. Include a roof plan accurately showing geometry, slopes, gutters and downspouts and coordinate with Site Grading and Drainage Plan. Limit size reductions to not more than 50%.



6. **Pervious and Impervious Area Coverage Plan.** Illustrate all impervious improvements and diagram the impervious areas in comparison to pervious areas. Indicate types of site area coverage by shading and/or patterns with a legend of materials. Measure and show in a schedule areas of each type of coverage. Provide calculations of pervious and impervious areas and the ratio of impervious coverage.



7. **Landscape Plan.** 1/8" = 1' minimum scale. Use the Site Geometric Plan as background. The landscape planting plan should include:

- Current information from the site development plan, including existing/proposed grades and all buildings/structures.
- Location of all lot lines, building setbacks, and easements as depicted on the site development plan.
- Graphic legend depicting existing vegetation and proposed conditions.
- Location of all improvements (walks, patios, driveways, retaining walls, etc.)
- Location of all existing and proposed utilities and sewers.
- Graphic depiction of all existing trees, including location, types and caliper inch.
- Graphic depiction of the accurate drip line canopy showing the critical root zone.
- Tabulation of all existing trees to be saved, removed or impacted.
- Graphic depiction, plant schedule and planting details of all proposed trees, landscape plantings, shrubs, lawn areas, and groundcovers. Botanical and common names should be listed on plans.
- Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.



8. **Arborist Report.** The arborist report should include Tree Protection Plan (TPP) with the following information:

- Project title or name, owner name, and firm name or individual who prepared the plan.
- Scaled based plan using the site development plan depicting line of disturbance, existing/proposed grades, location of all improvements, existing/proposed utilities and sewers.
- Graphic depiction of all existing trees to remain and to be removed including location, types and Diameter Breast Height (DBH) size of 6" or greater.
- Graphic depiction of the accurate drip line canopy showing the extent of the Critical Root Zones and Structural Root Zones.
- Graphic depiction of proposed Tree Protection Zones and tree protection fencing.
- Identification of any areas of invasive plants recommended for removal.
- Tree Report Summary with the common and scientific name of the tree and the DBH at 4.5' above grade; comments on the vitality, structure and form of the tree; tree number (to correspond with the TPP); assessment of value/significance and recommended action to be taken; and reason for proposing removal or trimming of the tree.



9. **FAR Illustration Plan.** 1/8" = 1' minimum scale. Present a diagrammatic illustration of the plan areas as measured in CAD-based takeoff or as calculated by dimensions. Note the measured or calculated area of each floor plan level, show the boundary of each measured area graphically, and indicate how each area is assessed for FAR. Account for all floor areas and classify (i.e. conditioned space, enclosed porches, attached or detached garage, two-story living space, etc.).



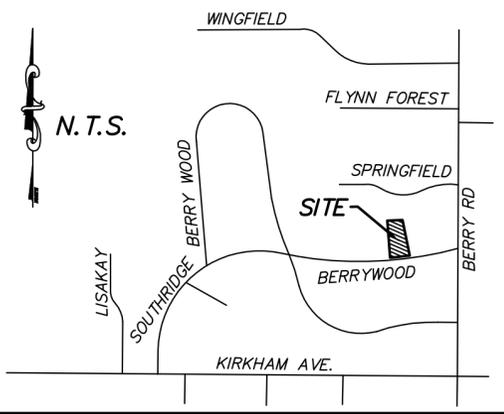
10. **Color Photos of Adjoining Properties.** Color photos of existing and neighboring properties. Include ~~rear yard~~ and neighboring rear yards.

- 11. **Aerial Photo Plan.** Submit an illustration compositing the proposed development with buildings shaded black and pavements shaded grey, superimposed to scale onto an aerial photo image showing the project Street in its entirety.
- 12. **Composite Street Elevation.** $\frac{1}{4}'' = 1'$ minimum scale. Provide a colored elevation of the street façade superimposed on a photographic montage showing the adjoining neighbors to each side of the property. The exhibit must accurately depict the proposed design and the first-floor level in relation to the neighboring houses.
- 13. **Building Elevations.** Minimum $\frac{1}{4}'' = 1'$ scale. Reduced size exhibits limited to not more than 50 percent. Provide building elevations of all principal facades and detached structures with building materials noted. Accurately show the line of grade, as defined in the ARB guidelines, and coordinate with the Grading Plan. Note basements as a Story Below Grade or a Building Story, and show the roof height on each elevation, as defined in the ARB guidelines.
- 14. **Colored Illustration.** Provide a 3-dimensional rendering or a colored building elevation of the principal street façade. For additions, illustrate the most prominent façade whether side or rear.
- 15. **Materials and Samples.** Applicants are required to bring physical samples of the building materials to the ARB meeting.

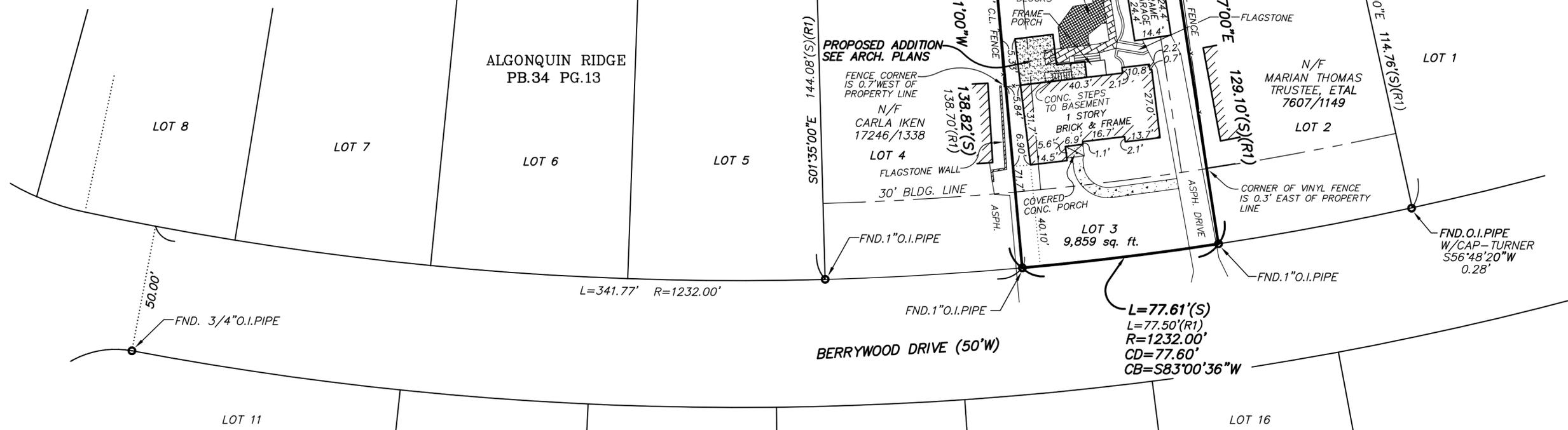
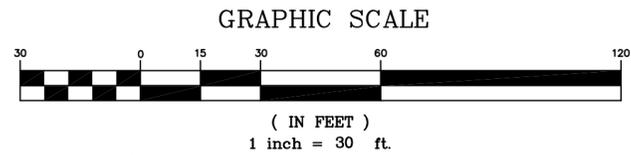
Tracy Collins
SIGNATURE OF APPLICANT

06.20.2015
DATE

LOT 3 OF ALGONQUIN RIDGE
 PLAT BOOK 34 PAGE 13,
 IN SECTION 31, TOWNSHIP 45 NORTH, RANGE 6 EAST,
 ST. LOUIS COUNTY, MISSOURI



LOCATION MAP



PROPERTY DESCRIPTION

Lot 3 of Algonquin Ridge, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 34, Page 13 of the St. Louis County Recorder's Office.

GENERAL NOTES

- This plat was prepared from information furnished this office by the client and from additional data pertaining to this site obtained by St. Louis County Surveying & Engineering, Inc. from the St. Louis County Recorder's Office, without the benefit of an up-to-date title policy. Therefore additional easements not shown may affect this site.
- Basis of bearing for this survey is the plat recorded in Plat Book 34 Page 13.
- Class of property - Urban.
- (S) Survey Distance
(R1) Record Distance per Plat Book 34 Page 13.
- Per the City of Glendale, Missouri this site is zoned R-2. Front building set back is 30'. Rear building set back is 30'. Side building set back is 10'.

We, St. Louis County Surveying & Engineering, Inc. have, during the month of August, 2010, executed a property boundary survey on the tract of land shown and described hereon and this survey has been executed in accordance with the Current Minimum Standards for Property Boundary Surveys, and the results are shown hereon.

ST. LOUIS COUNTY SURVEYING & ENGINEERING, INC
 CORPORATE REGISTRATION NO. LS-168D

DAVID J. MORTON
 R.L.S. #2276
 STATE OF MISSOURI

Prepared For:
 KAREN A. LYNCH
 #5 BERRYWOOD DR.
 ST. LOUIS, MO. 63122

BOUNDARY SURVEY

St. Louis County Surveying & Engineering, Inc.

LAND SURVEYING CIVIL ENGINEERING



12015 Manchester Rd. Suite 70 St. Louis, Missouri, 63131
 Phone (314) 965-6732 Fax (314) 965-6734

DRAWN W.D.S.	DATE 09-01-10
CHECKED D.J.M.	DATE 09-02-10
PROJECT NAME #5 BERRYWOOD DR.	
JOB # 2010-174	

SHEET 1 OF 1

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 ANDREW AND AMY LADENDECKER
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STRUCTURAL ENGINEER
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 314.258.4252

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 FORMWORK ARCHITECTURE, LLC

No.	DESCRIPTION	DATE
1	ARB SUBMITTAL	06.20.2025

LYNCH RESIDENCE

5 BERRY WOOD DRIVE
 GLENDALE, MO 63122

EXISTING PHOTOS

Project Number 2570
 Date 06.20.2025
 Drawn By TLC

AO.2

Scale



FRONT PHOTO



REAR PHOTO



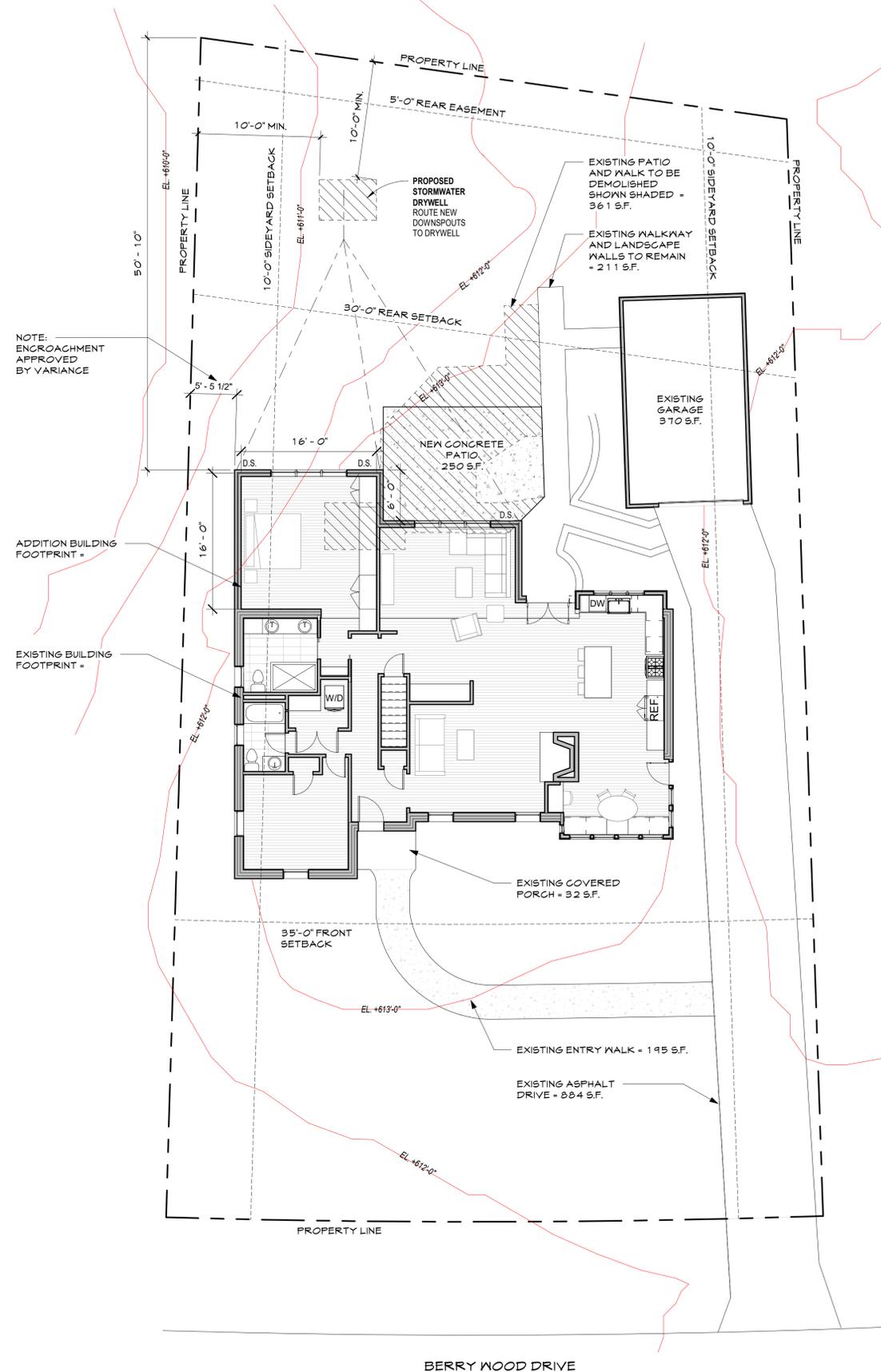
RIGHT SIDE PHOTO



NEIGHBOR TO LEFT - 7 BERRY WOOD



NEIGHBOR TO RIGHT - 3 BERRY WOOD



NOTE:
ENCRoACHMENT
APPROVED
BY VARIANCE

ADDITION BUILDING
FOOTPRINT =

EXISTING BUILDING
FOOTPRINT =

SITE CALCULATIONS

EXISTING LOT SIZE =	9,859 S.F.
EXISTING BUILDING FOOTPRINT = (MEASURED TO OUTSIDE FACE OF WALLS)	1,450 S.F.
EXISTING GARAGE =	370 S.F.
EXISTING ASPHALT DRIVEWAY =	884 S.F.
EXISTING REAR WALK AND LANDSCAPE WALLS =	211 S.F.
EXISTING ENTRY WALK =	195 S.F.
EXISTING FRONT COVERED PORCH =	32 S.F.
TOTAL EXISTING IMPERVIOUS AREA =	3,142 S.F.
PROPOSED BUILDING FOOTPRINT = (MEASURED TO OUTSIDE FACE OF WALLS)	468 S.F.
PROPOSED REAR PATIO =	250 S.F.
REMOVAL OF EXISTING PATIO AND WALKWAY =	(361 S.F.)
TOTAL ADDITIONAL IMPERVIOUS AREA =	357 S.F.
STORMWATER MITIGATION STRATEGY - REAR DRYWELL FOR TREATMENT OF 357 S.F. ADDITIONAL IMPERVIOUS AREA. ROUTE ALL NEW DOWNSPOUTS TO DRYWELL. MAINTAIN 10'-0" MINIMUM CLEARANCE FROM DRYWELL TO PROPERTY LINES.	

FAR CALCULATIONS

EXISTING LOT SIZE =	9,859 S.F.
EXISTING FLOOR AREA (MAIN FLOOR) =	1,336 S.F.
PROPOSED FLOOR AREA OF ADDITION (MAIN FLOOR) =	455 S.F.
TOTAL FLOOR AREA =	1,791 S.F.
TOTAL FLOOR AREA / LOT SIZE =	18.2%

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STRUCTURAL ENGINEER
TBD

CONTRACTOR
TBD

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No.	DESCRIPTION	DATE
1	ARB SUBMITTAL	06.20.2025

LYNCH RESIDENCE

5 BERRY WOOD DRIVE
GLENDALE, MO 63122

SITE PLAN

Project Number	2570
Date	06.20.2025
Drawn By	TLC

A 1.1

Scale 1/8" = 1'-0"

DEMOLITION LEGEND	
SYMBOL	DESCRIPTION
	EXISTING WALL TO BE DEMOLISHED
	EXISTING WALLS TO REMAIN

KEYNOTE LEGEND

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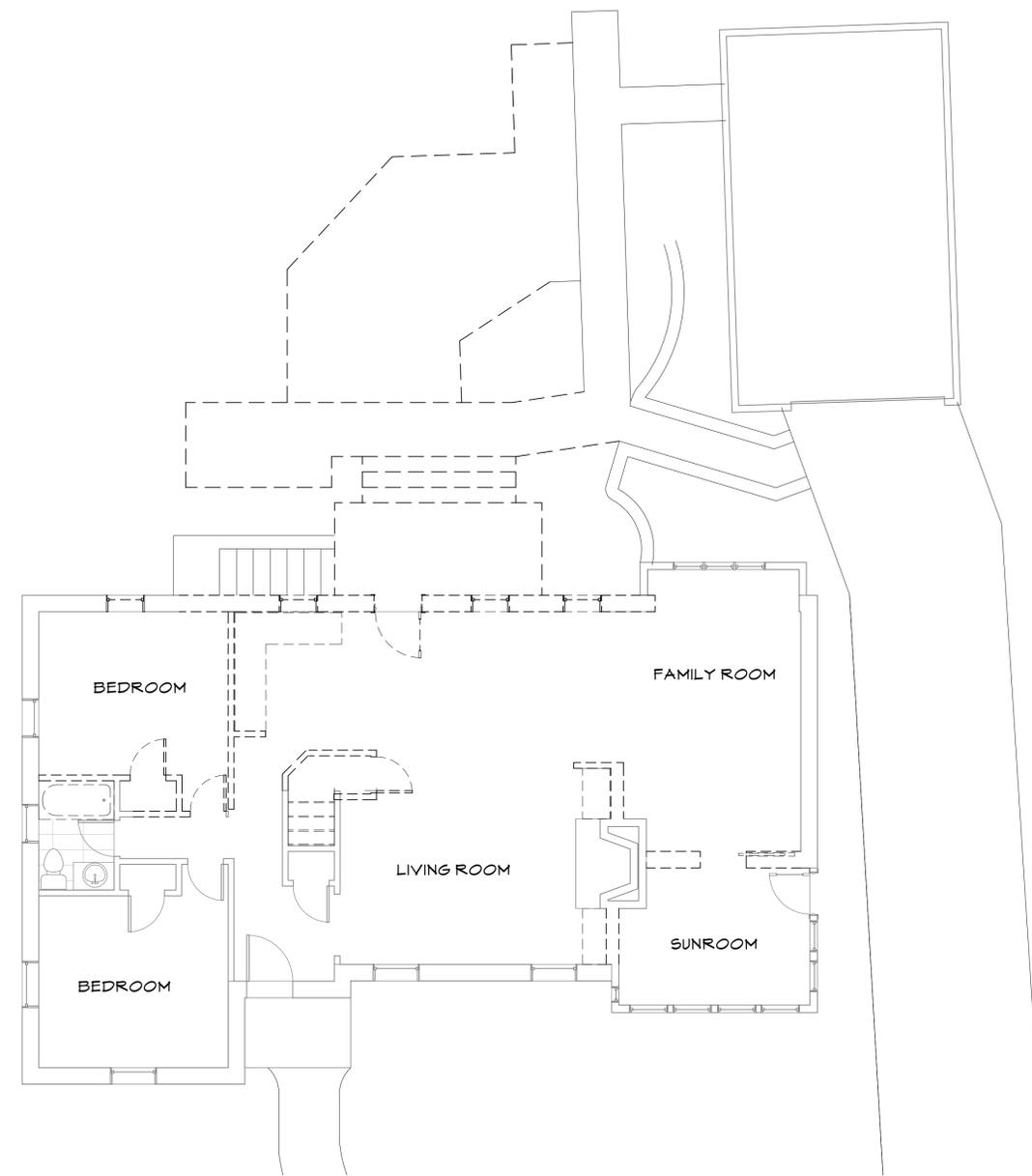
LYNCH RESIDENCE
5 BERRY WOOD DRIVE
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PLANS

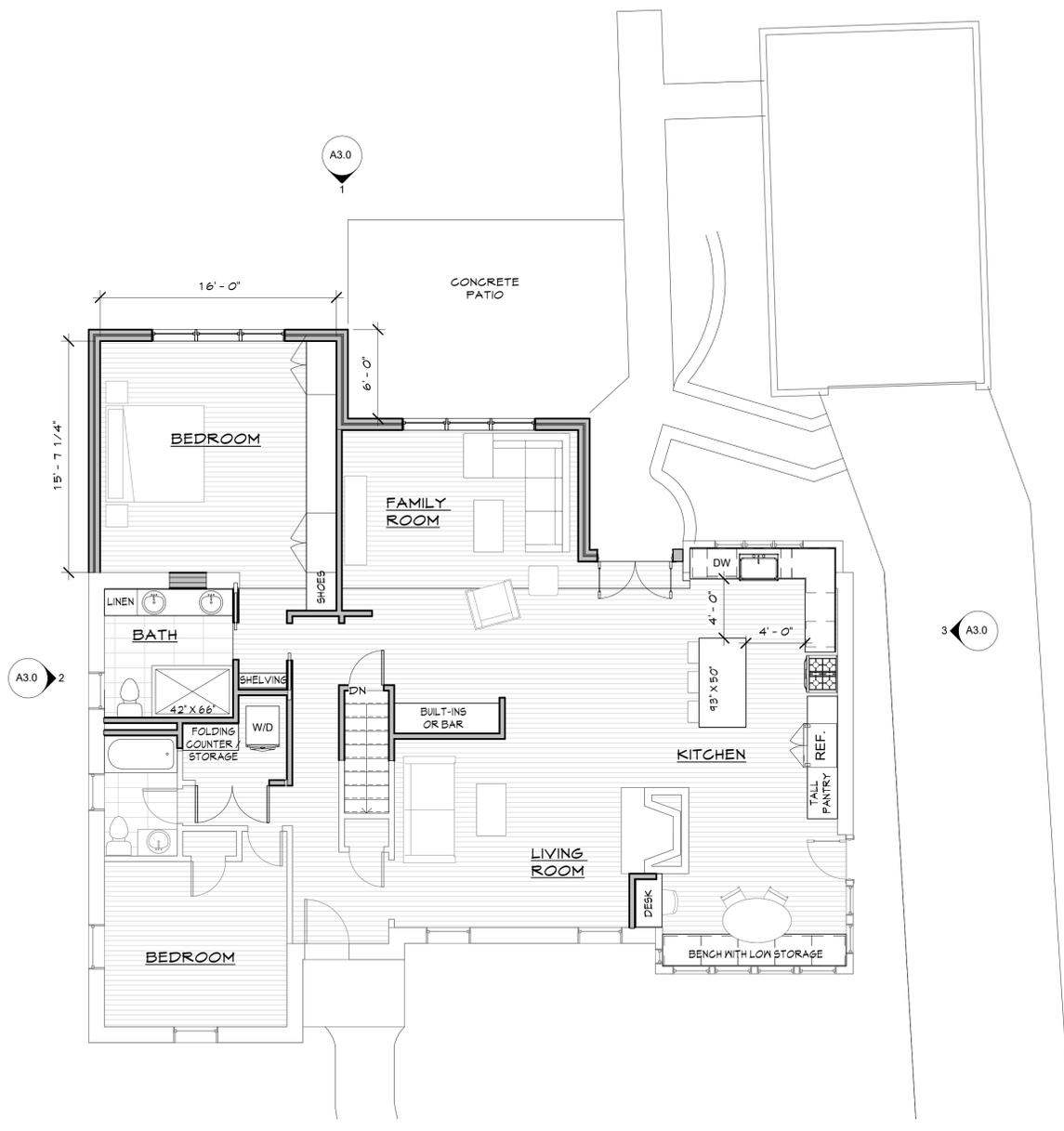
Project Number	2570
Date	06.20.2025
Drawn By	TLC

A2.1

Scale As indicated



DEMOLITION FLOOR PLAN 2
SCALE: 3/16" = 1'-0"



PROPOSED FLOOR PLAN 1
SCALE: 3/16" = 1'-0"



ROOF FRAMING NOTES

1. ROOF CONSTRUCTION: 1/2" PLYWOOD WITH METAL PLY GLIPS OVER PREFABRICATED ROOF TRUSSES WITH 8D NAILS AT 6' O.C. AT PANEL EDGES AND 12' O.C. AT INTERMEDIATE SUPPORTS.
2. ALL ROOF FRAMING TO BE SPACED AT 24" O.C. MAXIMUM UNLESS NOTED OTHERWISE.
3. ALL TRUSSES AND / OR RAFTERS SHALL BE FASTENED TO 2X TOP PLATE WITH SIMPSON HURRICANE TIES.
4. ALL GIRDER TRUSSES TO BE A MINIMUM OF 2-PLY CONSTRUCTION.
5. BEAMS AND HEADERS: (2) 2X12S UNLESS NOTED OTHERWISE.
6. WOOD SPECIES:
 - #1 SOUTHERN PINE: 2X6, 2X8, 2X10, 2X12 FRAMING MEMBERS
 - #2 SPRUCE PINE FIR: 2X4, 2X6 STUDS
 - #1 DOUGLAS FIR-SOUTH: 6X6 OR 8X8 POSTS
7. LAMINATED VENEER LUMBER (LVL)
 - A. ALLOWABLE FLEXURAL STRESS, FB = 2,600 PSI FOR HEADERS AND BEAMS
 - B. MODULUS OF ELASTICITY, E = 2,000,000 PSI
 - C. MUST HAVE VALID EVALUATION REPORT FROM APPROVED 3RD PARTY EVALUATION AGENCY, SUCH AS ICC-ES.
8. USE SIMPSON OR SIMILAR METAL FRAMING ANCHORS AND CONNECTORS AS NOTED AND AS REQUIRED FOR WOOD-TO-WOOD, WOOD-TO-CONCRETE, AND WOOD-TO-MASONRY CONNECTIONS. CONNECTORS SHALL BE HOT-DIP GALVANIZED STEEL OF STRUCTURAL CAPACITY. INSTALL PER MANUFACTURERS SPECIFICATIONS.
9. EXTERIOR STUD WALL CONSTRUCTION: 1/16" PLYWOOD OR OSB SHEATHING FASTENED TO 2X4 OR 2X6 STUDS AT 16" O.C. WITH 8D NAILS AT 6' O.C. AT PANEL EDGES AND 12' O.C. AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.
10. INTERIOR WALLS TO BE FRAMED WITH A MINIMUM 2X4 OR 2X6 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
11. POSTS:
 - A. (2) 2X4 OR (2) 2X6 UNLESS NOTED OTHERWISE.
 - B. (3) 2X TO BE INTERPRETED AS (2) 2X 'CRIPPLES', GLUED AND NAILED, PLUS A MINIMUM (1) FULL HEIGHT UNBROKEN STUD. ALL POSTS TO BE BLOCKED SOLID TO TOP OF STRUCTURE BELOW.

KEYNOTE LEGEND

ROOF GENERAL NOTES

1. UNDERLAYMENT AT NEW ROOF TO BE TYPE 1 PER ASTM D266-06 OR BETTER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2" AND FASTENED PER MANUFACTURER TO HOLD IN PLACE. END LAPS SHALL BE OFFSET BY 6'-0".
2. ALL FLASHING AT WALLS AND ROOF INTERSECTIONS SHALL BE CORROSION-RESISTANT. VALLEY FLASHING SHALL BE INSTALLED PER R905.2.8.2.
3. D.S. ABBREVIATION = DOWNSPOUT LOCATION.
4. TWO (2) LAYERS OF FELT REQUIRED AT 3:12 SLOPE ROOFS.
5. ONE (1) LAYER OF FELT REQUIRED AT ROOF SLOPES GREATER THAN 3:12.
6. PROVIDE ICE AND WATER SHIELD ON ALL PITCHED ROOFS.

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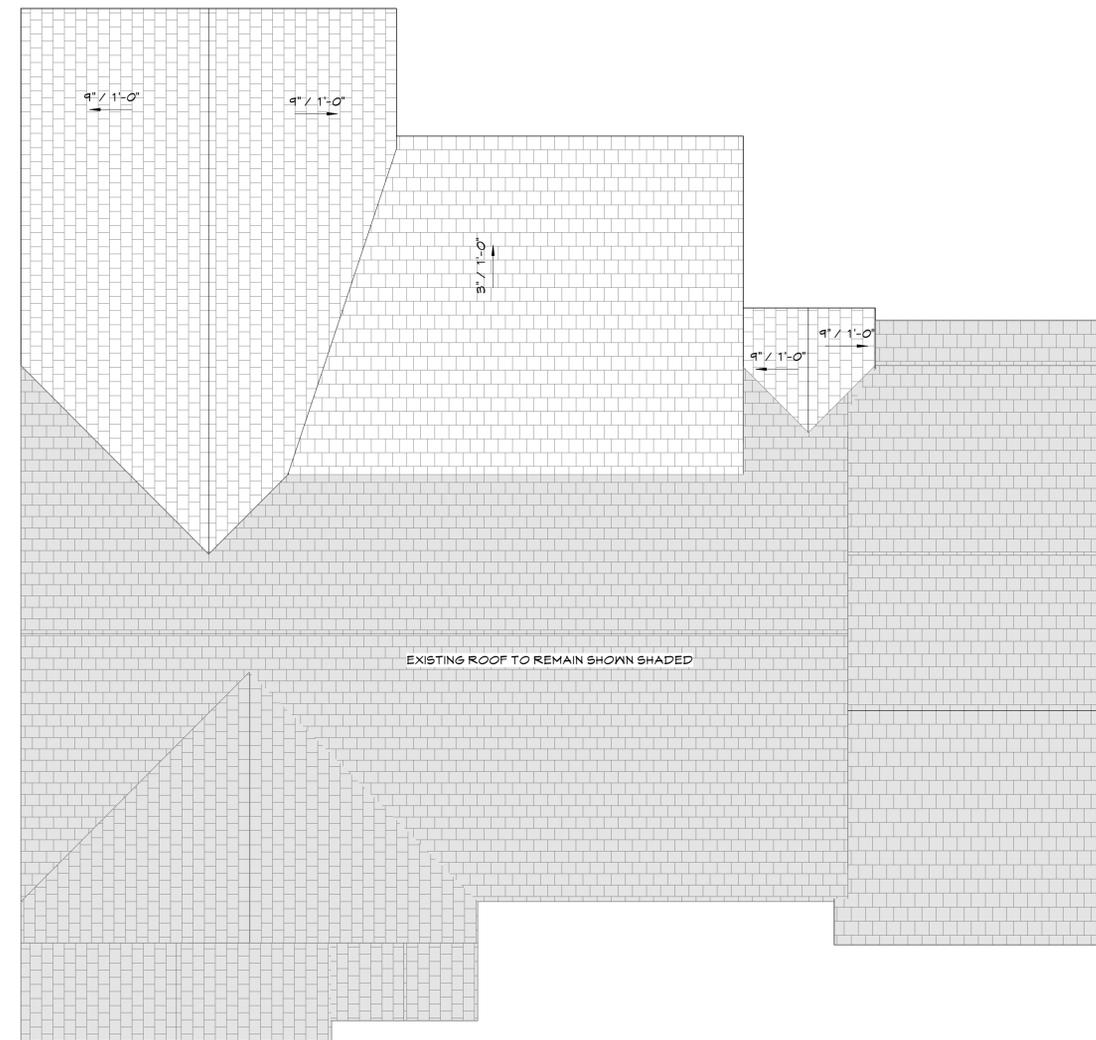
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No.	DESCRIPTION	DATE
1	ARB SUBMITTAL	06.20.2025

LYNCH RESIDENCE

5 BERRY WOOD DRIVE
GLENDALE, MO 63122

ROOF PLAN



ROOF PLAN 1
SCALE: 1/4" = 1'-0"

A2.2

Scale 1/4" = 1'-0"

Project Number 2570

Date 06.20.2025

Drawn By TLC

EXTERIOR MATERIALS

- EXTERIOR BRICK
COLOR: MATCH EXISTING
- EXTERIOR SIDING
HORIZONTAL SIDING, MATCH EXISTING EXPOSURE
COLOR: MATCH EXISTING (WHITE)
- ROOFING
ARCHITECTURAL ASPHALT SHINGLES
COLOR: MATCH EXISTING
- ROLLED ASPHALT ROOFING
COLOR: MATCH EXISTING
- GUTTERS AND DOWNSPOUTS
PREFINISHED GUTTERS AND DOWNSPOUTS
COLOR: WHITE (MATCH EXISTING)
- WINDOWS
DOUBLE HUNG
COLOR: WHITE

KEYNOTE LEGEND

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No.	DESCRIPTION	DATE
1	ARB SUBMITTAL	06.20.2025
2	ARB REVISION	07.09.2025

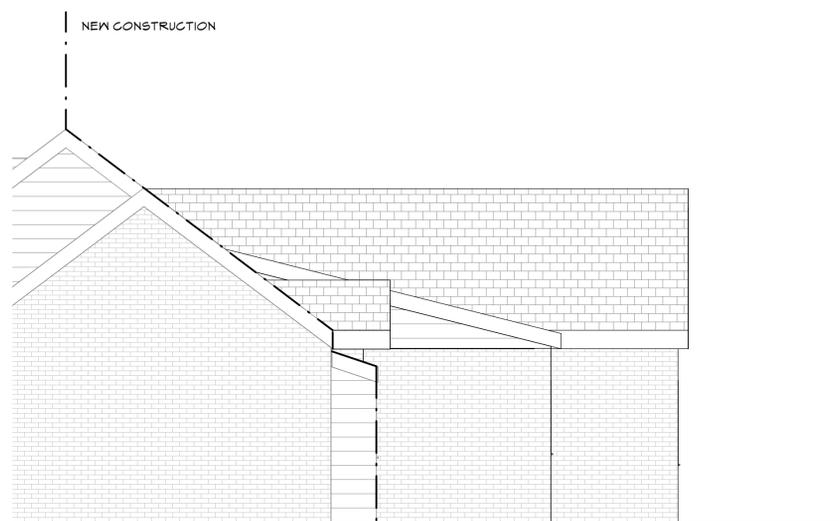
LYNCH RESIDENCE
5 BERRY WOOD DRIVE
GLENDALE, MO 63122

EXTERIOR ELEVATIONS

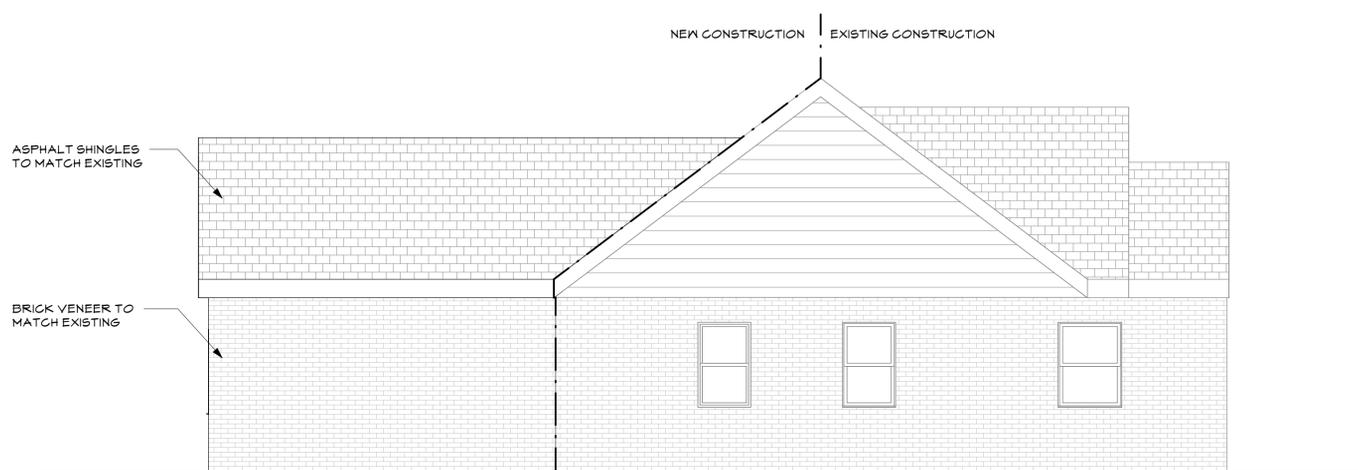
Project Number 2570
Date 07.09.2025
Drawn By TLC

A3.0

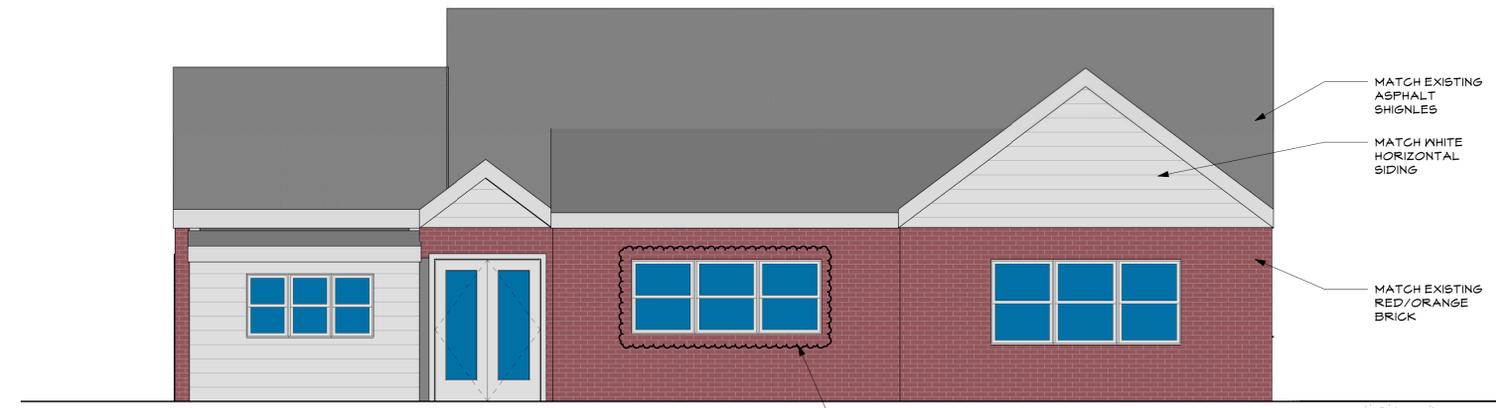
Scale 1/4" = 1'-0"



RIGHT SIDE ELEVATION 3
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION 2
SCALE: 1/4" = 1'-0"



REAR ELEVATION 1
SCALE: 1/4" = 1'-0"



APPLICATION FOR ARCHITECTURAL REVIEW BOARD

APPLICATION DATE 6/19/25 DATE OF ARB MEETING 7/9/25 ESTIMATED COST 225,000

PROJECT ADDRESS 774 BROWNELL GLENDALE, MO 63122

NAME OF PROPERTY OWNER CARRIE DURST PHONE NUMBER 314-518-0477

CONTRACTOR (NAME) _____ PHONE NUMBER _____

CONTRACTOR ADDRESS _____

ARCHITECT (NAME) STAUDER ARCHITECTURE PHONE NUMBER 314-737-8808

ARCHITECT ADDRESS 334 GEORGE AVE., KIRKWOOD, MO 63122

DETAILED DESCRIPTION OF WORK BEING PROPOSED: BASEMENT & 1ST FLOOR ADDITION

FLOOR AREA RATIO 29% (FAR = Gross Floor Area divided by total area of lot. Gross Floor Area includes all areas provided with heat and/or air conditioning. Includes all conditioned half stories with ceiling heights of more than 5 feet. All living space with ceiling heights of sixteen (16) feet or greater shall be counted at 200%. Attached garages shall be counted at 50%. Exclude any finished or unfinished basement, a detached garage, and any unenclosed porch).

TOTAL FLOOR AREA OF NEW CONSTRUCTION (SQ. FT.) 452

TOTAL FLOOR AREA OF EXISTING STRUCTURE (SQ. FT.) 1342

TOTAL SQ. FT. OF LOT 6191 WIDTH AND DEPTH OF LOT (FT.) 50 X 124

HEIGHT OF STRUCTURE 24' NUMBER OF STORIES 1-1/2

ESTIMATED COMMENCE DATE _____ EST. COMPLETION DATE _____

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(SEE REVERSE SIDE FOR APPLICATION CHECKLIST)

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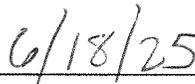
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 - Erosion control measures and tree protection barriers.
 - Drainage differential discharge calculations showing the engineered basis of pre- and post-development stormwater flow off of the site. No development shall result in an increase of stormwater discharge volume from the site.
5. **Architectural Floor Plan.** 1/4" = 1' minimum scale. Show all levels, including finished/unfinished basements and detached structures. Fully dimension and indicate functions for all rooms. Include a roof plan accurately showing geometry, slopes, gutters and downspouts and coordinate with Site Grading and Drainage Plan. Limit size reductions to not more than 50%.

6. **Pervious and Impervious Area Coverage Plan.** Illustrate all impervious improvements and diagram the impervious areas in comparison to pervious areas. Indicate types of site area coverage by shading and/or patterns with a legend of materials. Measure and show in a schedule areas of each type of coverage. Provide calculations of pervious and impervious areas and the ratio of impervious coverage.
7. **Landscape Plan.** 1/8" = 1' minimum scale. Use the Site Geometric Plan as background. The landscape planting plan should include:
- Current information from the site development plan, including existing/proposed grades and all buildings/structures.
 - Location of all lot lines, building setbacks, and easements as depicted on the site development plan.
 - Graphic legend depicting existing vegetation and proposed conditions.
 - Location of all improvements (walks, patios, driveways, retaining walls, etc.)
 - Location of all existing and proposed utilities and sewers.
 - Graphic depiction of all existing trees, including location, types and caliper inch.
 - Graphic depiction of the accurate drip line canopy showing the critical root zone.
 - Tabulation of all existing trees to be saved, removed or impacted.
 - Graphic depiction, plant schedule and planting details of all proposed trees, landscape plantings, shrubs, lawn areas, and groundcovers. Botanical and common names should be listed on plans.
 - Graphic depiction indicating limits of ground disturbance and all associated areas of lawn to be seeded or sodded upon project completion.
8. **Arborist Report.** The arborist report should include Tree Protection Plan (TPP) with the following information:
- Project title or name, owner name, and firm name or individual who prepared the plan.
 - Scaled based plan using the site development plan depicting line of disturbance, existing/proposed grades, location of all improvements, existing/proposed utilities and sewers.
 - Graphic depiction of all existing trees to remain and to be removed including location, types and Diameter Breast Height (DBH) size of 6" or greater.
 - Graphic depiction of the accurate drip line canopy showing the extent of the Critical Root Zones and Structural Root Zones.
 - Graphic depiction of proposed Tree Protection Zones and tree protection fencing.
 - Identification of any areas of invasive plants recommended for removal.
 - Tree Report Summary with the common and scientific name of the tree and the DBH at 4.5' above grade; comments on the vitality, structure and form of the tree; tree number (to correspond with the TPP); assessment of value/significance and recommended action to be taken; and reason for proposing removal or trimming of the tree.
9. **FAR Illustration Plan.** 1/8" = 1' minimum scale. Present a diagrammatic illustration of the plan areas as measured in CAD-based takeoff or as calculated by dimensions. Note the measured or calculated area of each floor plan level, show the boundary of each measured area graphically, and indicate how each area is assessed for FAR. Account for all floor areas and classify (i.e. conditioned space, enclosed porches, attached or detached garage, two-story living space, etc.).
10. **Color Photos of Adjoining Properties.** Color photos of existing and neighboring properties. Include rear yard and neighboring rear yards.

- 11. **Aerial Photo Plan.** Submit an illustration compositing the proposed development with buildings shaded black and pavements shaded grey, superimposed to scale onto an aerial photo image showing the project Street in its entirety.
- 12. **Composite Street Elevation.** ¼" = 1' minimum scale. Provide a colored elevation of the street façade superimposed on a photographic montage showing the adjoining neighbors to each side of the property. The exhibit must accurately depict the proposed design and the first-floor level in relation to the neighboring houses.
- 13. **Building Elevations.** Minimum ¼" = 1' scale. Reduced size exhibits limited to not more than 50 percent. Provide building elevations of all principal facades and detached structures with building materials noted. Accurately show the line of grade, as defined in the ARB guidelines, and coordinate with the Grading Plan. Note basements as a Story Below Grade or a Building Story, and show the roof height on each elevation, as defined in the ARB guidelines.
- 14. **Colored Illustration.** Provide a 3-dimensional rendering or a colored building elevation of the principal street façade. For additions, illustrate the most prominent façade whether side or rear.
- 15. **Materials and Samples.** Applicants are required to bring physical samples of the building materials to the ARB meeting.



SIGNATURE OF APPLICANT



DATE

NOTES:
 - THIS BOUNDARY SURVEY WAS PERFORMED AT THE REQUEST OF AND IS CERTIFIED TO OLD REPUBLIC TITLE COMPANY OF ST. LOUIS/CARRIE DURST DURING THE MONTH OF APRIL, 2020 AND IS NON TRANSFERABLE.
 - THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, CLASS OF SURVEY: URBAN PROPERTY, BOUNDARY LOCATIONS HAVE BEEN ESTABLISHED USING EVIDENCE FOUND AND SHOWN ON THIS PLAT.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT AS SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NUMBER 2001934 PREPARED BY OLD REPUBLIC TITLE COMPANY OF ST. LOUIS DATED MARCH 12, 2020. ANY ADDITIONAL EASEMENTS AND/OR EXCEPTIONS REPORTED IN SCHEDULE B - SECTION 2 OF THE ABOVE REFERENCED COMMITMENT SHOWN OR NOTED ON THIS SURVEY:

5. EASEMENT FOR SEWER ACCORDING TO INSTRUMENT RECORDED IN BOOK 1368 PAGE 375.[SHOWN]
 6. EASEMENT TO UNION ELECTRIC COMPANY RECORDED IN BOOK 1557 PAGE 354.[SHOWN]
 - SUBJECT PROPERTY NOW OR FORMERLY OWNED BY: LONDOFF III, JOHN HARRY BK 21712 PG 1675
 - BASIS OF BEARING: PLAT BOOK 16, PAGE 29
 - OWNERSHIP DETERMINATION OF IMPROVEMENTS IS BASED, TO THE BEST OF OUR ABILITIES AND JUDGMENT, ON FIELD OBSERVATIONS ONLY, NO GUARANTEE IS BEING MADE. PLEASE CONSULT PROPERTY OWNERS REGARDING OWNERSHIP OF ALL IMPROVEMENTS.

- SURVEY NOTES:
- 1. ADJOINER'S FENCE ENCROACHING 2.7' INTO LOT
- 2. ADJOINER'S FENCE ENCROACHING 0.5' INTO LOT

BOUNDARY SURVEY

THE WEST 40 FEET OF LOT 3 AND THE EAST 10 FEET OF LOT 4 IN BLOCK 4 OF LAWLERS SUBDIVISION PLAT BOOK 16 PAGE 29, ST. LOUIS COUNTY RECORDS

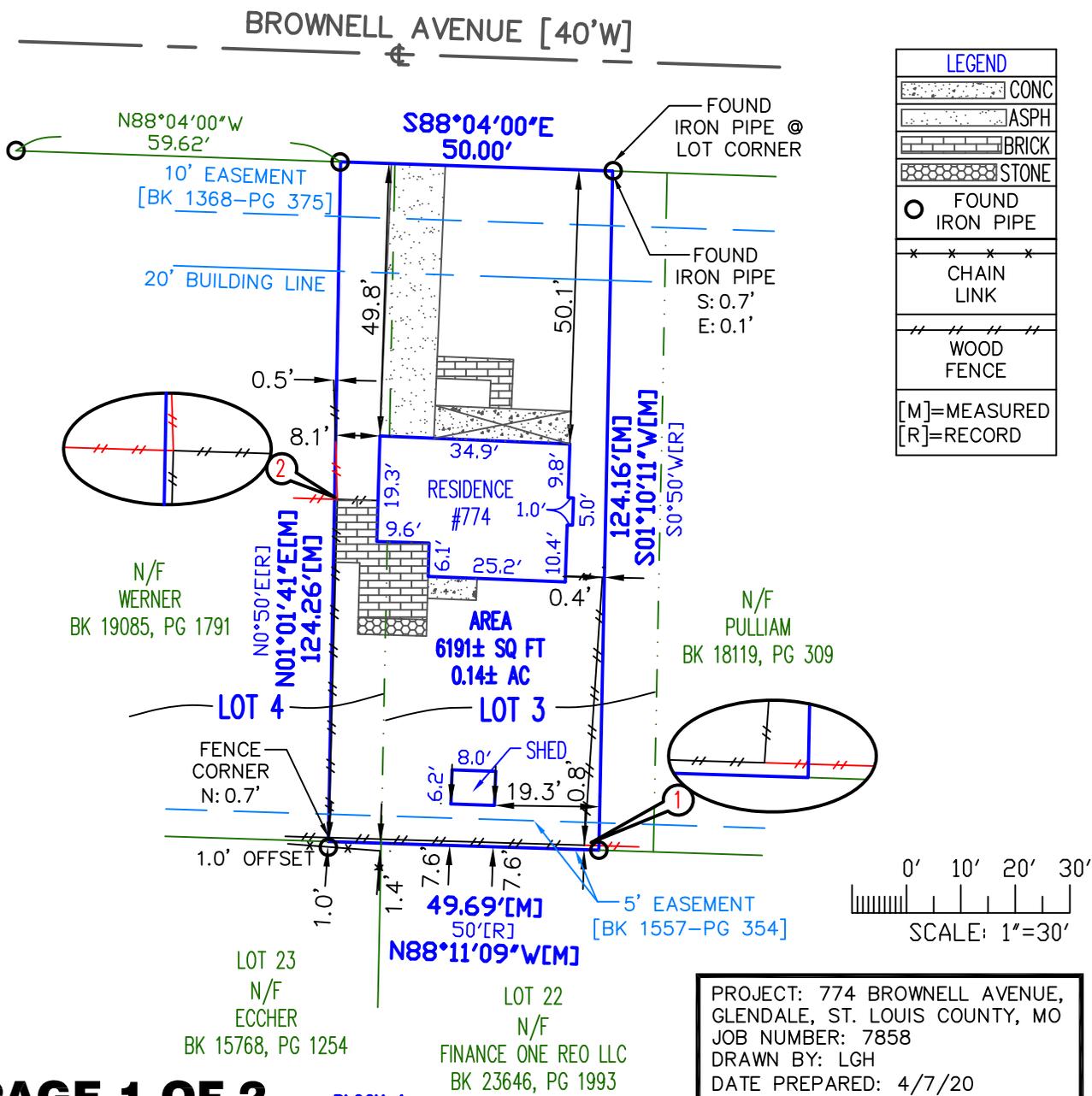


JARED MINNICK
 LAND SURVEYOR
 PLS-2007017968

5/19/25

REVISIONS
 4/7/20 BOUNDARY SURVEY
 5/19/25 TOPO

MINNICK SURVEYING, LLC
 LC-2009001156
 3520 HAMPTON AVE.
 ST. LOUIS, MO 63139
 (314) 721-9500
 MINNICKSURVEYING.COM



TOPOGRAPHIC SURVEY

THE WEST 40 FEET OF LOT 3 AND
THE EAST 10 FEET OF LOT 4 IN
BLOCK 4 OF LAWLERS SUBDIVISION
PLAT BOOK 16 PAGE 29,
ST. LOUIS COUNTY RECORDS

NOTES:

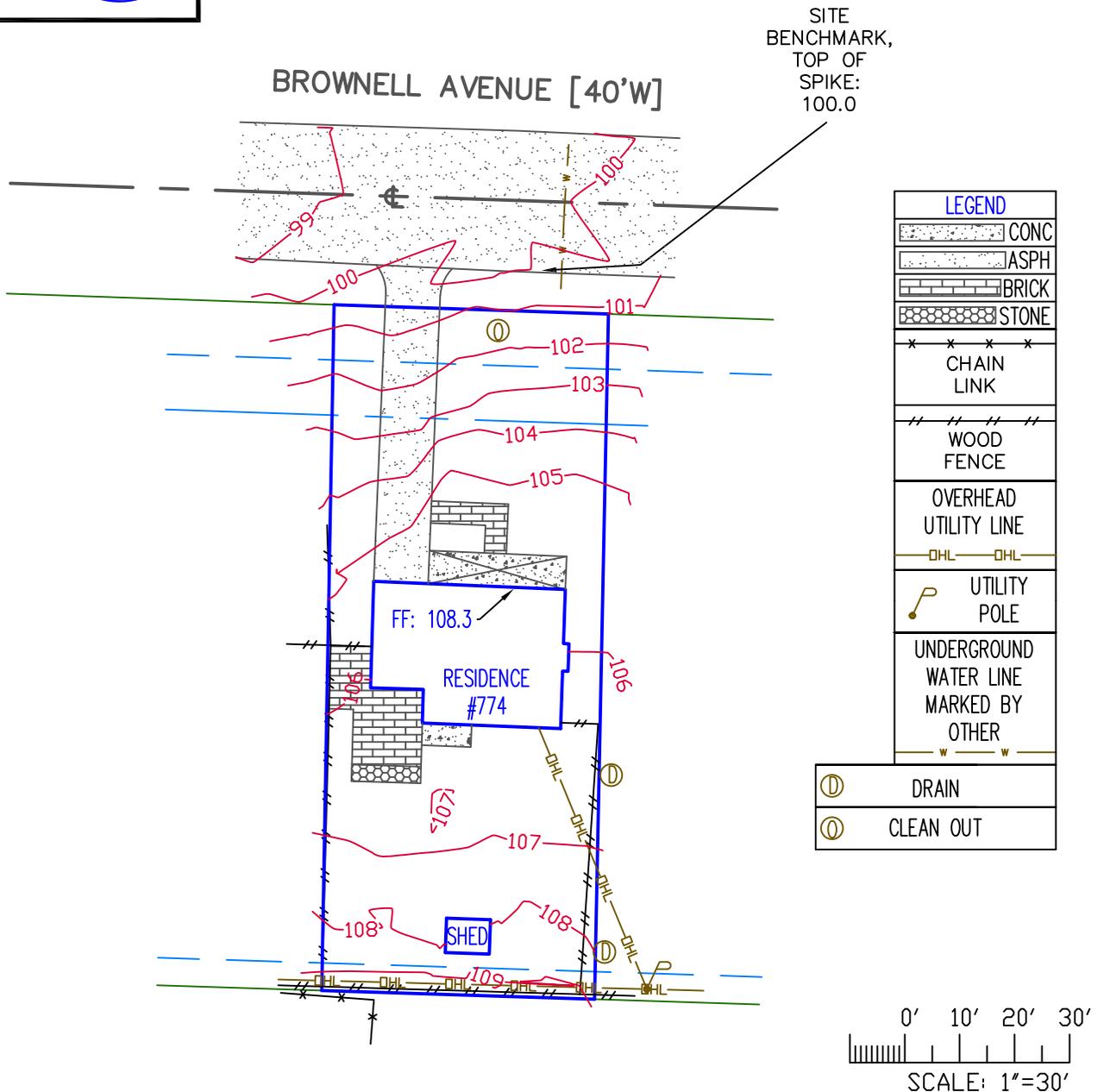
- THIS TOPOGRAPHIC SURVEY WAS PERFORMED AT THE REQUEST OF AND IS CERTIFIED TO CARRIE DURST DURING THE MONTH OF MAY, 2025 AND IS NON TRANSFERABLE.
- THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, CLASS OF SURVEY: URBAN PROPERTY, BOUNDARY LOCATIONS HAVE BEEN ESTABLISHED USING EVIDENCE FOUND AND SHOWN ON THIS PLAT.
- ABOVE GROUND VISIBLE UTILITIES ARE SHOWN WITH ABOVEGROUND MARKINGS PROVIDED BY OTHERS.
- DATUM OF CONTOURS ARE ASSUMED



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PLS-2007017968

5/19/25

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PROJECT: 774 BROWNELL AVENUE,
GLENDALE, ST. LOUIS COUNTY, MO
JOB NUMBER: 7858
DRAWN BY: LGH
DATE PREPARED: 4/7/20

